

NOTES

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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 16.03.21 - DC: Drawing created.  
A: 22.03.21 - DC: Site boundary amended to location of approved outline boundary. Proposed unit mix altered.  
B: 12.04.21 - LM - BW/h: Accommodation schedule amended. Key amended.  
C: Hedge indicated according to landscaping/ ecology comments dated 23.04.21.  
D: 28.07.21 - BW/h - R/JF: Revised layout following comments from consultees and case officer.  
E: 09.08.21 - BW/h - R/JF: Plot 36 amended. Visitor parking relocated. Key updated.  
F: 18.08.21 - BW/h - R/JF: Plot 20 and 64 amended.  
G: 19.08.21 - BW/h - R/JF: Plots 36, 65 and 66 amended.  
H: 26.08.21 - BW/h - R/JF: Retaining wall features shown as per CTP engineering layout drawing no. C002 Rev B. Roof plans updated following revisions to proposed elevations.  
J: 15.09.21 - BW/h - R/JF: Revised following comments from the case officer on 13.09.21.  
K: 28.09.21 - LM - BW/h: Revised according to engineers drawing.  
L: 02.11.21 - LM - BW/h: Revised according to highways comments.  
M: 23.11.21 - BW/h - R/JF: Access to PROW amended. Bin collection point for plots 42 - 47 shown.  
N: 25.11.21 - LM - R/JF: Bin collection points annotated. White lining indicated to the bell mouth junction of the first turn-off on the internal access road.  
P: 07.12.21 - LM - R/JF: Informal link to PROW indicated to the north east of plot 36.

DRAWING TITLE

Proposed Site Layout

PROJECT

Land to West of Orchard House, Credenhill

CLIENT

MF Freeman

SCALE

1:500@A1

DATE

March 2021



DRAWING NO.

REV

6357-P-101

P

Matthews Warehouse, High Orchard Street  
Gloucester Quays, GL2 5QY T: (01452) 424234

| Site Area Summary     |        |
|-----------------------|--------|
| Total no. Units       | 67     |
| Gross Site Area (Ha)  | 2.595  |
| Density (Units / Ha)  | 25.8   |
| Net Coverage (m / Ha) | 2509.3 |

| Accommodation Schedule   |             |            |                 |        |           |                   |                        |                |                      |
|--------------------------|-------------|------------|-----------------|--------|-----------|-------------------|------------------------|----------------|----------------------|
|                          | Area (Sqft) | Area (Sqm) | House Type      | Storey | Total no. | Total Area (Sqft) | Total Area (Sqm)       | Tenure Mix (%) | Total Tenure Mix (%) |
| Open Market              |             |            |                 |        |           |                   |                        |                |                      |
| ●                        | 787.0       | 73.1       | 2BF - Scott     | 1      | 1         | 787.0             | 73.1                   | 2.3            | 65                   |
| ●                        | 828.8       | 77         | 2BH - Milne     | 2      | 4         | 3315.3            | 308                    | 9.1            |                      |
| ●                        | 859.0       | 79.8       | 2BH - Tennyson  | 2      | 8         | 6872.0            | 638.4                  | 18.2           |                      |
| ●                        | 983.0       | 91.3       | 3BH - Keats     | 2      | 10        | 9830.0            | 913                    | 22.7           |                      |
| ●                        | 996.0       | 92.6       | 3BH - Potter    | 2      | 5         | 4980.0            | 463                    | 11.4           |                      |
| ●                        | 1107.0      | 102.8      | 3BH - Hardy     | 2      | 6         | 6642.0            | 616.8                  | 13.6           |                      |
| ●                        | 1220.0      | 113.3      | 3BH - Joyce     | 2      | 1         | 1220.0            | 113.3                  | 2.3            |                      |
| ●                        | 1298.0      | 120.6      | 3BH - Austen    | 2      | 1         | 1298.0            | 120.6                  | 2.3            |                      |
| ●                        | 1367.0      | 127        | 3BH - Lear      | 2      | 1         | 1367.0            | 127                    | 2.3            |                      |
| ●                        | 1620.0      | 150.5      | 4BH - Steinbeck | 2      | 2         | 3240.0            | 301                    | 4.5            |                      |
| ●                        | 1772.0      | 164.6      | 4BH - Yeat      | 2      | 5         | 8860.0            | 823                    | 11.4           |                      |
| Sub Total                |             |            |                 |        | 44        | 48411.3           | 4497.2                 |                |                      |
| Affordable               |             |            |                 |        |           |                   |                        |                |                      |
| ●                        | 677.1       | 62.9       | 2BB             | 1      | 2         | 1354.1            | 125.8                  | 8.7            | 35                   |
| ●                        | 860.0       | 79.9       | 2BH             | 2      | 8         | 6880.3            | 639.2                  | 34.8           |                      |
| ●                        | 1001.1      | 93         | 3BH             | 2      | 11        | 11011.6           | 1023                   | 47.8           |                      |
| ●                        | 1219.6      | 113.3      | 4BH             | 2      | 2         | 2439.1            | 226.6                  | 8.7            |                      |
| Sub Total                |             |            |                 |        | 23        | 21685.2           | 2014.6                 |                |                      |
| Total                    |             |            |                 |        | 67        | 70096.5           | 6511.8                 |                |                      |
| Total Car Parking Spaces |             |            |                 |        |           | 125.0             | (Including 14 visitor) |                |                      |

|       |   |
|-------|---|
| —     | Site Boundary   |
| —     | Road  |
| —     | Footpath  |
| —     | Shared Surface  |
| —     | Paving  |
| —     | Private Amenity   |
| —     | Public Amenity  |
| - - - | Existing PROW   |
| - - - | Proposed footpath link through the site to join up with the existing PROW along the Northern boundary |
| ○     | Existing Trees to be retained   |
| —     | Existing Hedgerow to be retained  |
| ○     | Existing Trees/Hedgerow to be removed   |
| ●     | Proposed Trees  |
| —     | Proposed Hedgerow   |
| —     | 1800mm Timber Close Boarded Fence   |
| —     | Post and Rail Fence   |
| —     | Acoustic Fence  |
| —     | Retaining Wall  |
| —     | Brick Wall  |
| —     | Estate Railings   |
| —     | Hoop Top Railings   |
| —     | Pumping Station   |
| *     | Bin Collection Points   |

